

Preston House

West Sussex



In an idyllic shoreside setting, a distinctive 1920's Colonial Dutch style coastal residence with extensive gardens, direct beach access and glorious sea views from most bedrooms

Preston House, Seafield Road, East Preston, West Sussex, BN16 1NA

Angmering railway station 1.2 miles, Worthing 6.7 miles, Arundel 7 miles, Chichester 16 miles, Brighton 18 miles, London Gatwick Airport 37 miles

Features:

Reception hall | Drawing room | Dining room | Play room
Kitchen/breakfast room | Utility | 2 Cloakrooms | Principal bedroom with en suite bathroom | 6 Further bedrooms
Family bathroom | Lift | Double garage | Annexe with balcony | Gym | Car port | Tool shed | Gardens of 1.081 acres
EPC rating TBC





The property

Exclusivity and elegance are on offer at Preston House, with a substantial 4403 sq. ft of versatile, well-presented accommodation arranged across two floors. The generous reception hall offers a welcoming sense of arrival and the refined drawing room features wood panelling that extends to the window surrounds and a large bay alcove with a window seat overlooking the gardens and the beach beyond. Adjacent is the formal dining room and further additional multi-use reception room.

The impressive kitchen/breakfast room is filled with natural light and extends into a casual seating zone where French doors open to the covered terrace. Fitted with high quality cabinetry, the kitchen features an island unit with breakfast bar and an informal dining area within the bay recess. The first floor offers seven rooms, one potentially serving as a home office, as well as a beautifully-appointed family bathroom, while the principal room benefits from a stylish en suite bathroom with contemporary tub and walk-in shower. Supplemental en suite accommodation, with balcony access, is available on the floor above the garage.

Outside

A bespoke wrought-iron pedestrian gate leads to the paved pathway, leading through evergreen hedging and across the lawn to reach the entrance door. Electric sliding vehicular gates opening into pocket slots within the pillared brick-wall at the property's frontage. The driveway provides parking for numerous cars and gives access to the double garage and the car port to the side.

The gardens at Preston House offer an outdoor sanctuary with an expanse of lawn and deep borders filled with colourful, architectural and mature shrubs and specimen trees. Paved terracing incorporating a water feature, adjoins the rear of the house offering opportunities for outdoor dining and relaxation whilst taking in the southerly aspect, with an area sheltered by an arched loggia. A side pathway extends to a gate at the far boundary, leading directly onto the beach.

Location

Situated on a highly desirable private road, the property enjoys privacy and tranquillity, with immediate access to East Preston beach. Amenities are on the doorstep with local shopping just 300 metres away on Sea Road, whilst additional facilities include a lawn tennis club, bowls and cricket clubs, pubs and restaurants, and a Sainsbury Superstore just two miles distant. Nearby Angmering, has a good range of shops, a medical centre, schools, a health club and golf course, as well as a train station providing services to London Victoria and the south coast. For road users there is easy access to the A27 and the A24 for links to the major road networks. Well-regarded schooling in the vicinity includes Windlesham Prep School, Lancing Prep and Lancing College, Hurstpierpoint Prep School and Hurstpierpoint College.













Directions

Take the B2140/Worthing Road and continue left onto The Street. Turn right to join Sea Lane and then turn left onto Seafield Road where the property is situated the second house on the right.

General Information

Local Authority

Arun District Council

Services

Mains electricity, gas, water & drainage

Council Tax

Band H

Tenure

Freehold

Guide Price

£3,000,000



Preston House, Seafield Road, East Preston, West Sussex
 Total internal area 4,403 sq ft (409 sq m)
 Quoted Area Excludes 'External Loggia & Courtyard'



The position & size of doors, windows, appliances and other features are approximate only.
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